



May 3, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Vice-chairman McGuire
Invocation Dean Thompson
Pledge of Allegiance Tony Atkins
Quorum Vice-chairman McGuire
Approval of Minutes for April 19, 2007 Vice-chairman McGuire
Reading of the Agenda Director Browning
Approval of the Agenda Vice-chairman McGuire

Old Business

Preliminary Plat Staff

1. **Creek Bend III Revision**, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]
2. **The Grove Preliminary Plat Consideration and PUD Revision**, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

New Business

Final Plat Staff

3. **Creek Bend Section II, Phase I**, Wrightsboro Road, Zoned R-2, 54 lots, 28.10 acres, *Commission District 4* [Map] [Site Plan] [Staff Report].
4. **Maples Ferry III**, North Belair Road, Zoned R-3 (RCO), 44 lots, 15.51 acres, *Commission District 1*. [Map] [Site Plan] [Staff Report]
5. **Highgrove at Williamsburg Section VI-A**, Hardy McManus Road, Zoned R-2 (RCO), 19 lots, 10.89 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
6. **The Farms at Greenbrier Section II**, North Tubman Road, Zoned R-A, 5 lots, 25 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Preliminary Plat Staff

7. **LPB Properties**, Fury's Ferry Road, Zoned P-1, 8 lots, 3.40 acres, *Commission District 1*. [Map] [Site Plan] [Staff Report]
8. **Reeves Course**, Old Belair Road, Zoned R-2 (RCO), 50 lots, 24.20 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]



May 3, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Rezoning..... Staff

9. **RZ 07-05-01**, Rezone Tax Map 040 Parcels 003 and 006A, 131.56 acres located at 405 Old Louisville Road from R-A to R-1. *Commission District 4.* [Application] [Map] [Staff Report]
10. **RZ 07-05-03**, Rezone Tax Map 077A Parcel 023, 0.57 acre located at 516 Old Evans Road from R-2 to C-1. *Commission District 1.* [Application] [Map] [Staff Report]
11. **Amberley Section II, Revision**, located on Amberley Lane off of Riverwood Parkway, zoned PUD (planned unit development), 78 units, 18.59 acres. *Commission District 3.* [Map] [Site Plan] [Staff Report]

Staff Comments Staff

Public Comments..... Vice-chairman McGuire

Adjourn Vice-chairman McGuire

| Columbia County Planning Commission | |
|---------------------------------------|------------------------------|
| Commission District and Commissioners | Planning Commissioner |
| Ron C. Cross, Chairman | Brett McGuire, Vice-chairman |
| District 1 [Ron Thigpen] | Jean Garniewicz |
| District 2 [Tommy Mercer] | Dean Thompson |
| District 3 [Diane Ford] | Deanne Hall, Chairperson |
| District 4 [Lee Anderson] | Tony Atkins |



May 3, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: May 2007 / June 2007

| Board/Commission | Date | Time | Location |
|---|---------------|---------|------------------------------------|
| Planning Commission | May 3, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners | May 15, 2007 | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission | May 17, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | May 22, 2007 | 8:00 AM | Evans Government Center Auditorium |
| Board of Commissioners | June 5, 2007 | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission | June 7, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners | June 19, 2007 | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission | June 21, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | June 26, 2007 | 8:00 AM | Evans Government Center Auditorium |

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, May 15, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, May 11, 2007 to place their name on the agenda for presentation.*

Creek Bend III Revision Aerial

Highwoods at
Indian Springs

Site

Wrightsboro
Road

Chamblin
Road

Euchee Creek



W

OVERLAND SHOWS ON THESE PLANS ARE MAINTAIN THE
AUTHORITY OF THE CORPS OF ENGINEERS.
ENGINEERS MAY BE SUBJECT TO PENALTY OF LAW
FOR CONVICTION TO THESE OVERLAND AREAS



SITE LOCATION MAP
SCALE: 1" = 100'

Self-control measures must be in place prior to any lead detection activity



INVESTED BY THE COUNTY INVESTORS
This agreement does not allow the contractor or designer of any responsibility for consequences with these drawings. The project specifications, and Columbia County Construction Standards and Specifications.

SHEET 2 (WATER)
SHEET 4 (SEWER)



PRELIMINARY PLAT

CREEK BEND III REVISION

Property Information

| | |
|----------------------|--|
| Subdivision Name | Creek Bend III Revision |
| Location/address | off Wrightsboro Road |
| Development Acreage | 39.90 acres |
| Number of lots/units | 86 (2.16 lots/acre) |
| Zoning | R-2 (Single-family residential) |
| Streets | Public |
| Engineer/Surveyor | Swift & Associates |
| Commission District | District 4 (Anderson) |
| Recommendation | Withdrawal at the Petitioner's Request |

Summary and Recommendation

This item has been tabled at the last two Planning Commission meetings to allow the civil engineer additional time to address staff comments. At the time this report was written, staff had still not received a resubmittal and is recommending that this item be withdrawn at the request of the petitioner to allow time to make all required corrections.

Regis Development Co. seeks preliminary plat approval for a revision to Creek Bend III located on Wrightsboro Road. The plat originally approved on May 18, 2006 showed 75 lots on 30.07 acres for a density of 2.49 lots per acre. The revision incorporates some additional land that was originally shown to be future development. The developer has acquired the necessary environmental permits to enable him to proceed with development of these lands earlier than anticipated. The revised plat calls for 86 lots on 39.90 acres for a density of 2.16 lots per acre. The property is zoned R-2 (Single-family residential).

A required street-stub is shown on the preliminary plans, which will enable future connection to Highwoods at Indian Springs to the north. This was a condition of the Highwood rezoning in April of 2003. It was also made a condition of approval for the preliminary subdivision plans for Creek Bend Section I, Phase II at the February 19, 2004 Planning Commission meeting that the stub-out must be completed with the next section of the Creek Bend development. Creek Bend Section II did not reach to the Highwoods property to the north, so the connection must be completed during this third phase of Creek Bend.

Departmental Conditions:

- Water and Sewer: Several changes yet to be made to the plans.
- Planning and Development: A street stub-out must be constructed during the preliminary plat stage between Creek Bend III and the adjacent subdivision Highwood at Indian Springs prior to approval of the final plat of subdivision.
- Engineering: Several changes needed prior to release of the plans for construction.

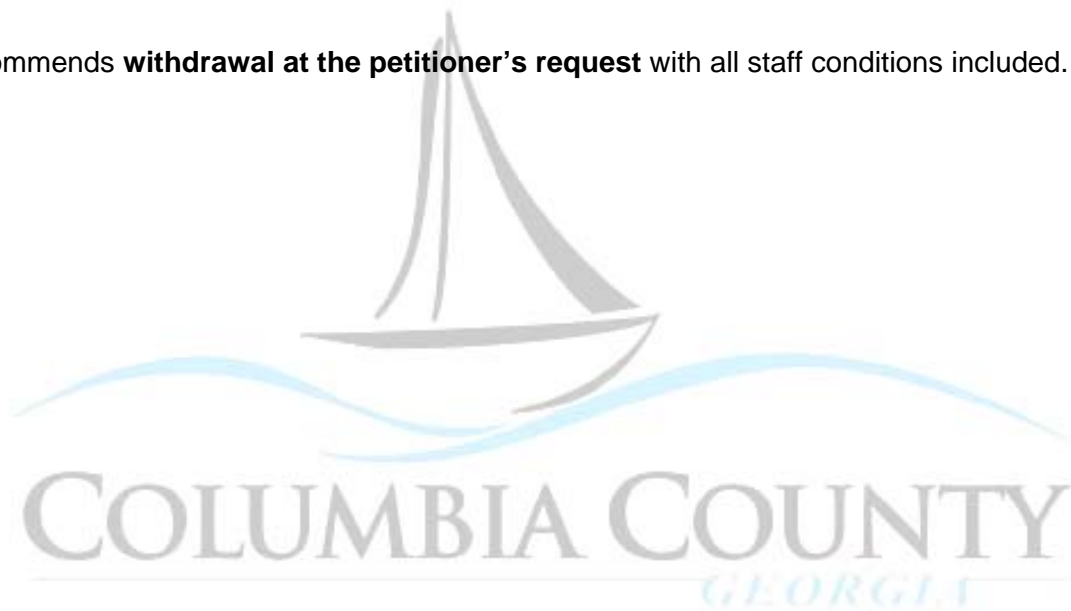


PRELIMINARY PLAT

CREEK BEND III REVISION

The developer also seeks approval of a request to remove a sidewalk condition placed on Creek Bend III by the Planning Commission in its original approval from May 18, 2006. At that time, the Planning Commission required sidewalks on both sides of the street in this section of Creek Bend per staff's recommendation. Since that time, the developer has requested that this condition be removed because there were no sidewalks installed in either previous phase of Creek Bend, and thus, there are no sidewalks with which to connect. Further, the Planning Commission's policy has been to require sidewalks in those subdivisions with lot sizes smaller than 10,000 square feet. All of the lots in this subdivision are larger than 10,000 square feet and therefore not subject to this policy. This development is also not an RCO or PUD, which are typically the zoning classifications in which one would find lots smaller than 10,000 square feet (R-3 being the other classification permitting lots smaller than 10,000 sq. ft.).

Staff recommends **withdrawal at the petitioner's request** with all staff conditions included.



The Grove Aerial

South Old
Belair Road

Old Belair Lane

Site

Belair Commons

Interstate 20





PRELIMINARY PLAT

THE GROVE

Property Information

| | |
|----------------------|---|
| Subdivision Name | The Grove |
| Location/address | South Old Belair Road |
| Development Acreage | 36.09 acres |
| Number of lots/units | 154 (4.27 lots/acre) |
| Zoning | PUD (Planned Unit Development) |
| Streets | Public |
| Engineer/Surveyor | Civil Design Solutions |
| Commission District | District 3 (Ford) |
| Recommendation | Tabling to May 17, 2007 at the Petitioner's Request |

Summary and Recommendation

This item was tabled at the March 29, 2007 and April 19, 2007 meetings to allow additional time to complete the required revisions. Staff has just today (April 27) received a resubmittal, and it is questionable as to whether staff can finish its review of the corrections prior to the May 3 meeting. Thus, the applicant has requested to table this item to May 17, 2007 unless all approvals are gained prior to the May 3 Planning Commission meeting.

BSD-JRD, LLC, seeks preliminary plat approval for The Grove. The plans originally came in for approval on October 20, 2006. The subdivision was reviewed by staff and was found to have several deficiencies, including a violation of the zoning and subdivision requirement to improve Old Belair Lane to County standards. It was not cycled for a Planning Commission due to the outstanding issues, and it was sent back to the engineer for corrections to be made. Since that point, staff has met with the developer and his engineer to resolve those issues. A new set of plans was received on February 28, 2007 and again on April 27, 2007.

The plans call for 154 lots on 36.09 acres for a density of 4.27 lots per acre. The property is zoned PUD (Planned Unit Development). These plans incorporate both the changes required by staff from preliminary meetings, as well as changes to the PUD concept plan and narrative, which are concurrently under consideration by the Planning Commission. The proposed PUD changes are as follows:

1. The number of single-family residential lots has decreased from 168 to 154.
2. The minimum lot size is still 5500 square feet.
3. The average lot size has increased from 6147.70 sq. ft. to 6430 sq. ft.
4. The overall lot density has decreased from 4.66 lots/acre to 4.27 lots/acre.
5. The required open space remains 3.60 acres, but the total allotted open space has increased from 4.38 acres to 5.45 acres.



PRELIMINARY PLAT

THE GROVE

6. Construction shall commence upon completion of design and final approval of preliminary plans.

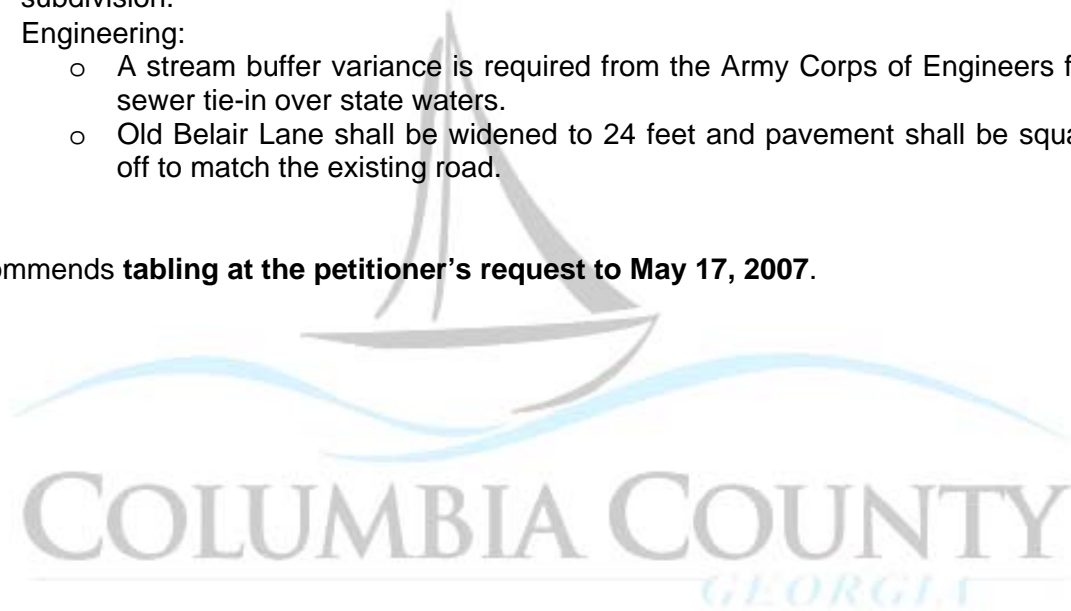
Staff is in favor of the proposed PUD narrative changes. However, the subdivision plans is currently under review, and since they have not yet received staff approvals from Stormwater, Engineering, or NRCS, staff is unable to recommend approval at this time.

Both the original and revised PUD narratives stated 4' sidewalks would be installed on only one side of the street.

Departmental Conditions:

- Planning and Development: Sidewalks are required on one side of the street in the subdivision.
- Engineering:
 - A stream buffer variance is required from the Army Corps of Engineers for a sewer tie-in over state waters.
 - Old Belair Lane shall be widened to 24 feet and pavement shall be squared off to match the existing road.

Staff recommends **tabling at the petitioner's request to May 17, 2007.**



Creek Bend Sec. II, Ph. I Aerial



Creek Bend

Highwoods at
Indian Springs

Site

Chamblin Road

Wrightsboro
Road

Euchee Creek
Subdivision

Creek Bend Sec. II, Ph. I Site Plan

E SHALES ALONG REAR AND/OR

OR FOOT.
INSTALLED STAGGERED VERTICALLY

35.
QUANTITY OWNED WATER METER, WATER
HOURS PRIOR TO PRESSURE TEST.

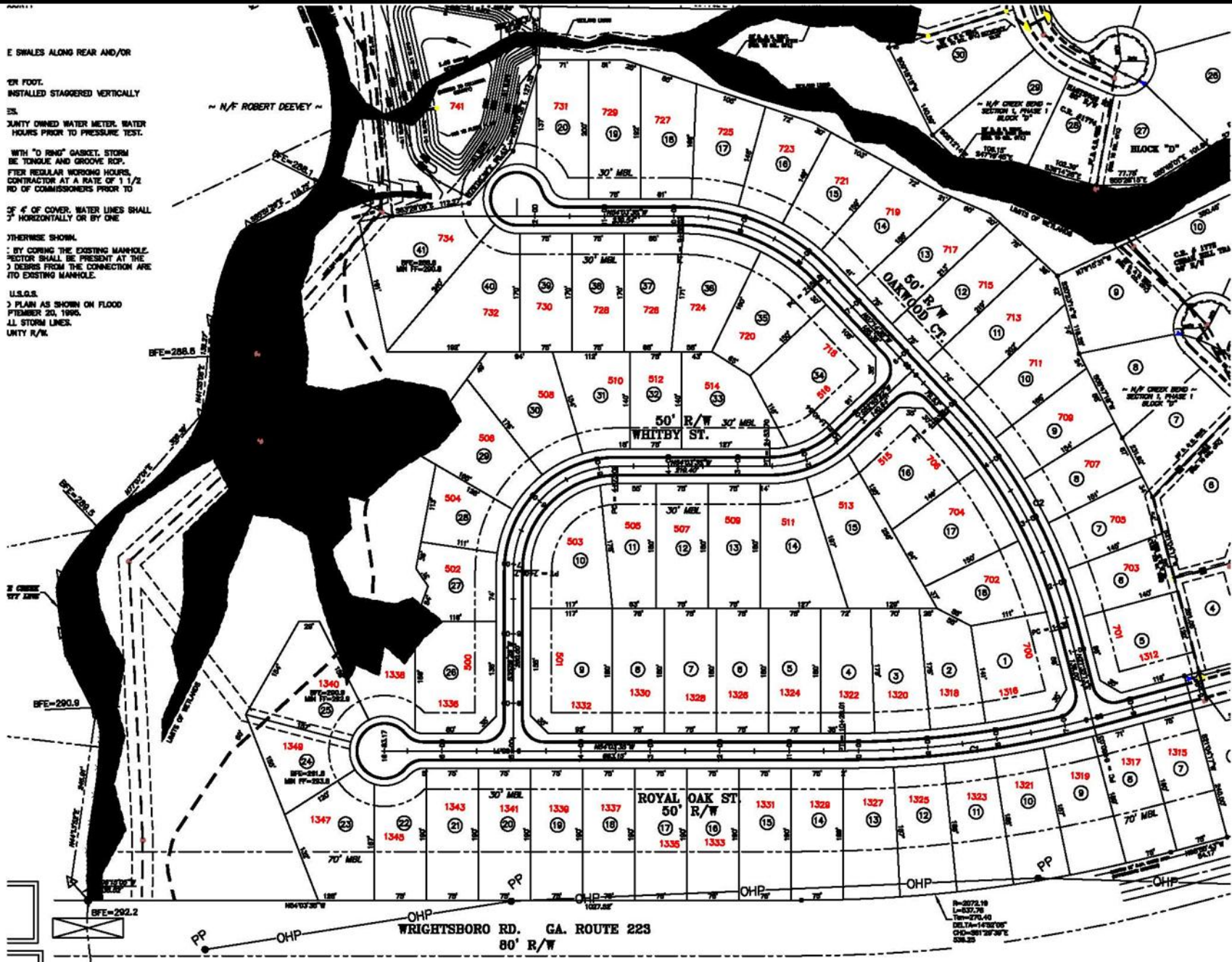
WITH "D RING" GASKET, STORM
BE TONGUE AND GROOVE JOINT.
FOR REGULAR WORKING HOURS.
CONTRACTOR AT A RATE OF 1 1/2
RD OF COMMISSIONERS PRIOR TO

OF 4' OF COVER, WATER LINES SHALL
BE HORIZONTALLY OR BY ONE

OTHERWISE SHOWN.

: BY CORING THE EXISTING MANHOLE.
ECTOR SHALL BE PRESENT AT THE
3 DEERS FROM THE CONNECTION ARE
TO EXISTING MANHOLE.

U.S.G.S.
PLAIN AS SHOWN ON FLOOD
FEBRUARY 20, 1990.
ALL STORM LINES
UNITY R/W.





FINAL PLAT

CREEK BEND SECTION II, PHASE I

Property Information

| | |
|----------------------|---------------------------------|
| Subdivision Name | Creek Bend Section II, Phase I |
| Location/address | Wrightsboro Road |
| Development Acreage | 28.10 acres |
| Number of lots/units | 54 lots (1.92 lots per acre) |
| Zoning | R-2 (Single Family Residential) |
| Engineer/Surveyor | James Swift & Associates |
| Commission District | District 4 (Anderson) |
| Recommendation | Approval with conditions |

Summary and Recommendation

The developer, Regis Development Company, seeks final plat approval for Creek Bend Section II, Phase I located on Wrightsboro Road. This portion of the development contains 54 lots on 28.10 acres for a density of 1.92 lots per acre. The property is zoned R-2 (single family residential). This plat has received the necessary approvals, with a few minor changes needed prior to release of the plat. Improvements to the site will be considered for acceptance at the May 1, 2007 BOC meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements at the May 1, 2007 meeting.**

Maples Ferry III Aerial

North Belair Road

Fury's Ferry Road

Site

Creekview Acres

Deerwood Estates



[illegible]



FINAL PLAT

MAPLES FERRY III

Property Information

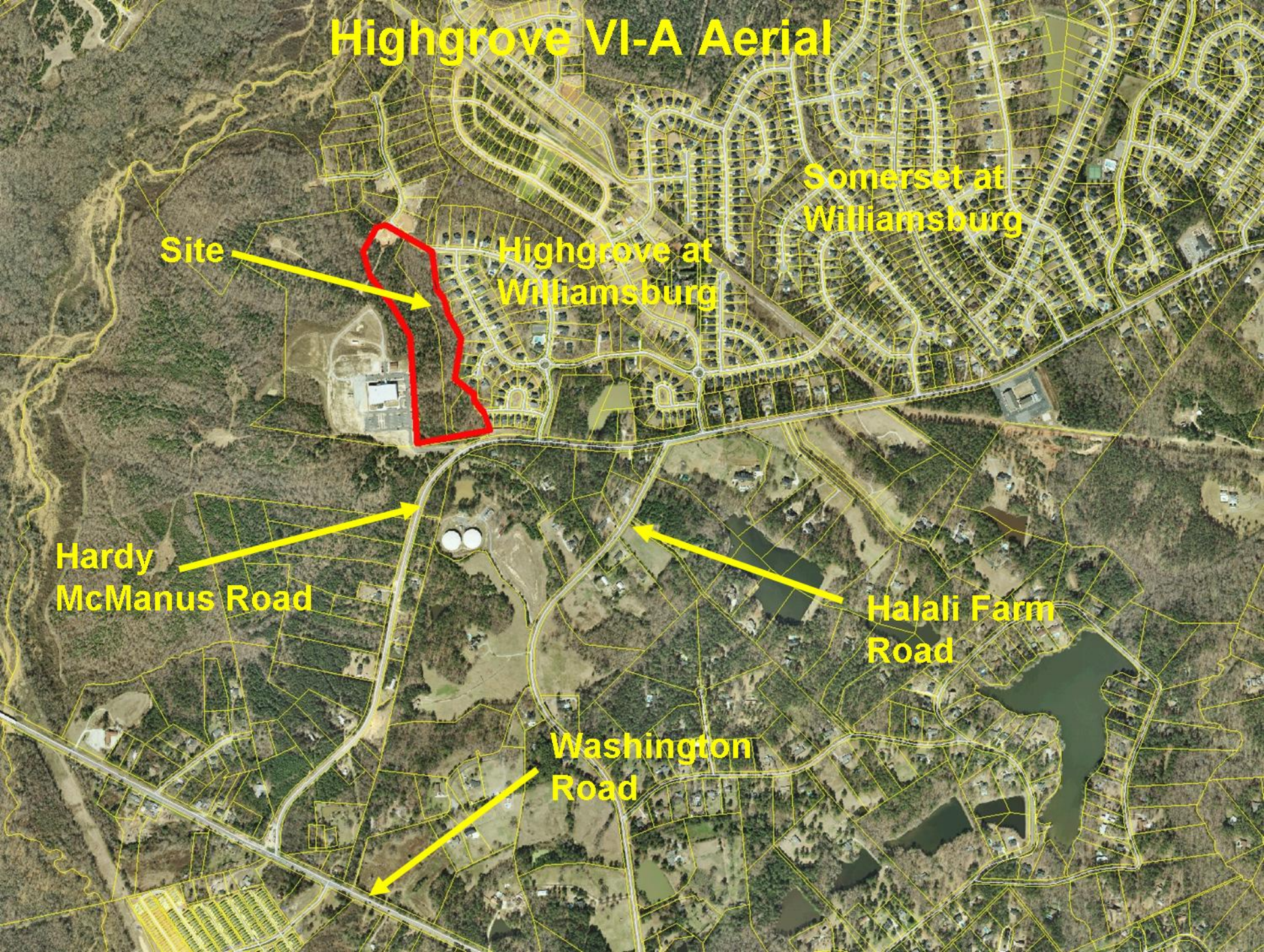
| | |
|----------------------|--|
| Subdivision Name | Maples Ferry III |
| Location/address | North Belair Road |
| Development Acreage | 15.51 acres |
| Number of lots/units | 44 lots (2.84 lots per acre) |
| Zoning | R-3 RCO (Single Family Residential with a Residential Cluster Overlay) |
| Engineer/Surveyor | Southern Partners, Inc. |
| Commission District | District 1 (Thigpen) |
| Recommendation | Tabling to June 7, 2007 |

Summary and Recommendation

The developer, J.D. Herman Properties, LLC., seeks final plat approval for Maples Ferry III located on North Belair Road. This portion of the development contains 44 lots on 15.51 acres for a density of 2.84 lots per acre. The property is zoned R-3 RCO (single family residential with a residential cluster overlay). This plat has not received the necessary approvals. Improvements to the site have not yet been completed, so this item was not taken before the PESC committee meeting in April. Thus, at this time the BOC is not scheduled to consider acceptance of improvements until the June 5, 2007 meeting, which necessitates tabling this item until the June 7, 2007 meeting to coordinate approvals.

Staff recommends **tabling** until June 7, 2007 at the petitioner's request.

Highgrove VI-A Aerial



Site

Highgrove at
Williamsburg

Somerset at
Williamsburg

Hardy
McManus Road

Halali Farm
Road

Washington
Road





FINAL PLAT

HIGHGROVE AT WILLIAMSBURG PHASE VI-A

Property Information

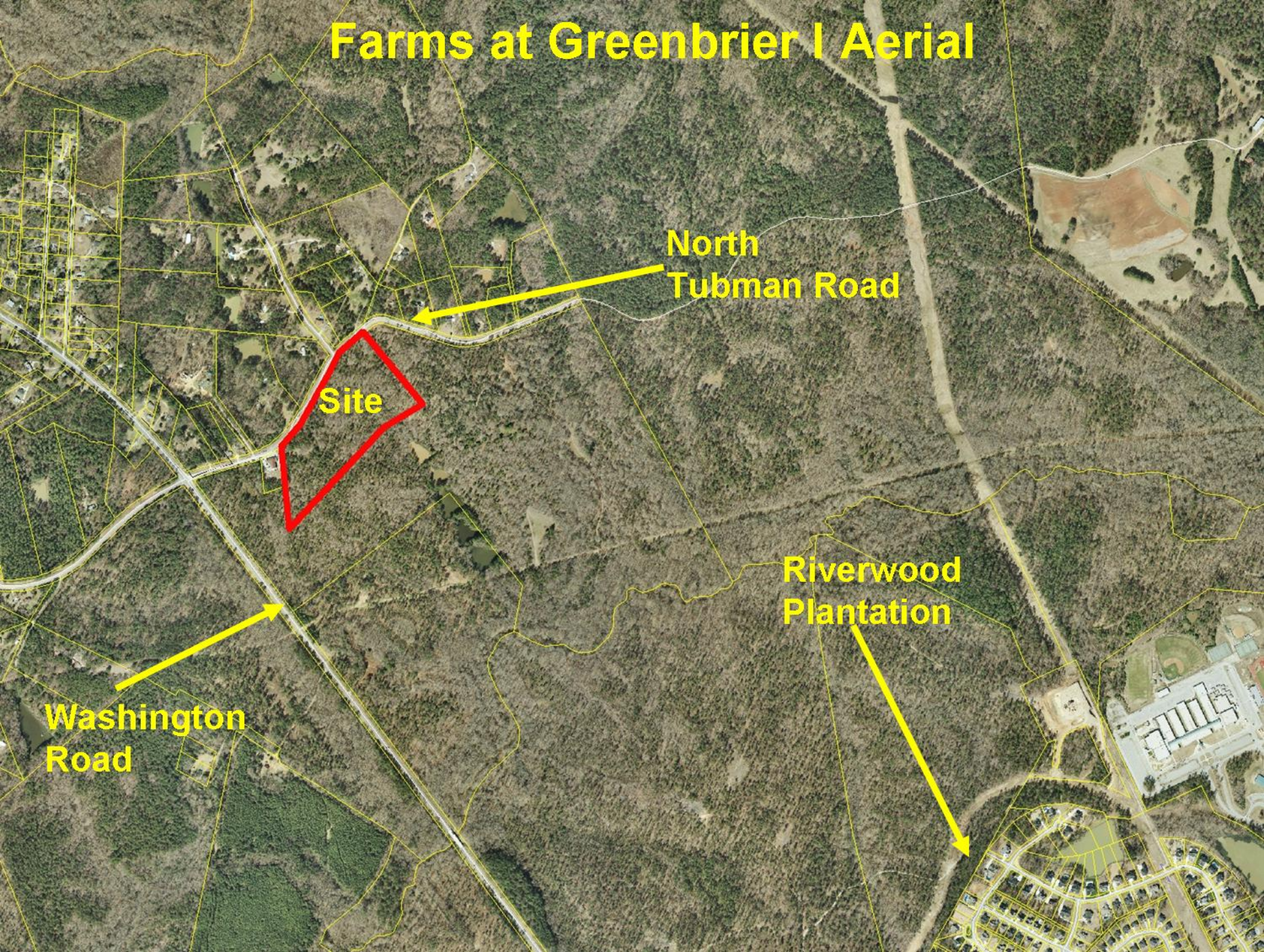
| | |
|----------------------|--|
| Subdivision Name | Highgrove at Williamsburg Phase VI-A |
| Location/address | Hardy McManus Road |
| Development Acreage | 10.89 acres |
| Number of lots/units | 19 lots (1.74 lots per acre) |
| Zoning | R-2 RCO (Single Family Residential with a Residential Cluster Overlay) |
| Engineer/Surveyor | Cranston Engineering |
| Commission District | District 3 (Ford) |
| Recommendation | Approval with Conditions |

Summary and Recommendation

The developer, Williamsburg LLC, seeks final plat approval for Highgrove at Williamsburg Phase VI-A located on Hardy McManus Road. This portion of the development contains 19 lots on 10.89 acres for a density of 1.74 lots per acre. The property is zoned R-2 RCO (single family residential with a residential cluster overlay). This plat has received the necessary approvals. Improvements to the site have been completed, so this item is scheduled to go before the BOC for acceptance of improvements at the May 1, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements at the May 1, 2007 meeting.**

Farms at Greenbrier I Aerial



**North
Tubman Road**

Site

**Riverwood
Plantation**

**Washington
Road**

Farms at Greenbrier I Site Plan





FINAL PLAT

FARMS AT GREENBRIER PHASE I

Property Information

| | |
|----------------------|--------------------------------|
| Subdivision Name | Farms at Greenbrier Phase I |
| Location/address | North Tubman Road |
| Development Acreage | 25.00 acres |
| Number of lots/units | 5 lots (5 acres per lot) |
| Zoning | R-A (Residential Agricultural) |
| Engineer/Surveyor | James Swift & Associates |
| Commission District | District 3 (Ford) |
| Recommendation | Approval with Conditions |

Summary and Recommendation

The developer, L.D. Waters, seeks final plat approval for the Farms at Greenbrier Phase I located on North Tubman Road. This portion of the development contains 5 lots on 25.00 acres for an average of 5 acres per lot. The property is zoned R-A (residential agricultural). The plat has received the necessary approvals with a few minor changes to be made before its release for sale of lots. No improvements are being installed at this time, as the lots all front along an existing public road. Thus, Board of Commissioner action for acceptance of public improvements is not needed.

Staff Conditions:

- o Planning and Development: A 60' R/W street shall be dedicated to the County with a 10-foot easement on each side of the road for drainage and utilities upon the submittal of Phase II of this development. This street stub-out will serve as access to future lots in subsequent phases.
- o Health Department: A Level III soil survey must be completed by the developer prior to issuance of septic and building permits to determine septic drainage field suitability

Staff recommends **approval with conditions**

LPB Properties Aerial



Steeplechase

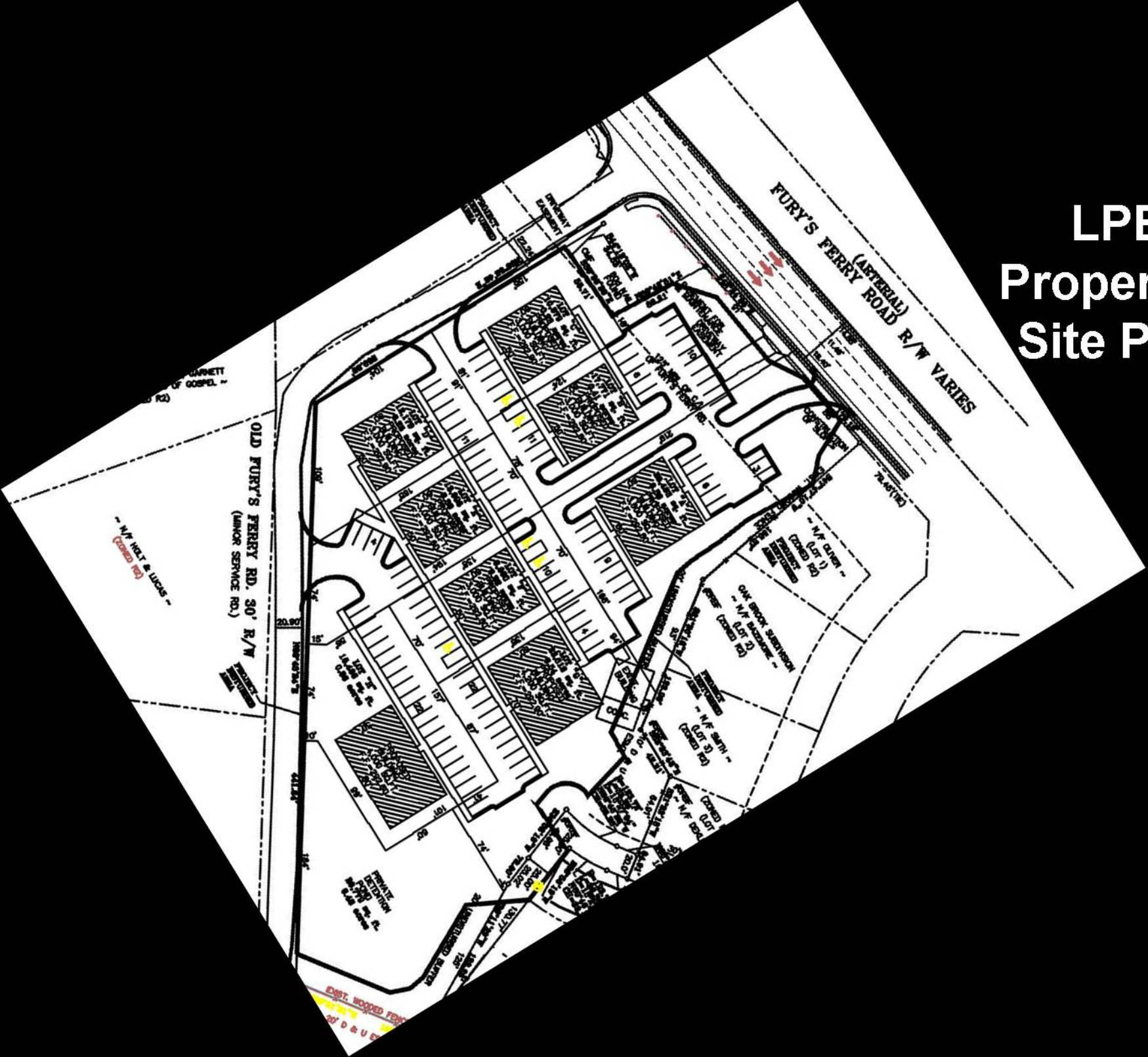
Fury's Ferry Road

Site

Old Fury's Ferry Road

Oakbrook

The site plan illustrates the layout of LPB Properties. It features several large, rectangular building footprints with internal structural details. Extensive parking areas are shown, with individual parking spaces delineated. The plan is bordered by 'OLD FURY'S FERRY RD, 30' R/W' on the left and 'FURY'S FERRY ROAD (ARTERIAL) R/W VARIES' on the top. Various annotations provide specific details, such as 'N/F HLT & LUGS' and 'EXIST. WOODED FEN'. The plan also shows internal access roads and property boundaries.





PRELIMINARY PLAT

LPB PROPERTIES

Property Information

| | |
|----------------------|---|
| Subdivision Name | LPB Properties |
| Location/address | Fury's Ferry Road |
| Development Acreage | 3.40 acres |
| Number of lots/units | 8 (2.35 lots/acre) |
| Zoning | P-1 (Office-Professional) |
| Engineer/Surveyor | James Swift & Associates |
| Commission District | District 1 (Thigpen) |
| Recommendation | Tabling to May 17, 2007 at the Petitioner's Request |

Summary and Recommendation

LPB Properties, seeks preliminary plat approval for LPB Properties located on Fury's Ferry Road at Old Fury's Ferry Road. The plans call for 8 lots on 3.40 acres for a density of 2.35 lots per acre. The property is zoned P-1 (Office-Professional). The subdivision was reviewed by staff and was found to have several deficiencies, including an incorrect zoning classification and a lack of lot information. It has since been returned to staff with many of the corrections made, but there are still a number of outstanding issues that have led staff in water utility, planning, engineering, and stormwater to disapprove the plans once again. The civil engineer is once again revising the plans to reflect staff comments.

At the most recent technical review committee meeting, staff addressed whether the developer would be required to improve Old Fury's Ferry Road to County standards per the subdivision regulations. After extensive review, staff has determined that based on the amount of traffic that would be generated by just 8 lots, as well as the current traffic load on Old Fury's Ferry Road, the developer should not be required to meet this regulation at this time. This property is governed by the CPOD site and building design regulations, and all information must be submitted to Building and Commercial Services staff for review prior to issuance of any building permits.

Staff recommends **tabling at the request of the petitioner to May 17, 2007.**

Reeves Course Aerial



Baldwin Place →

Old Belair Road

Site

↑
Maple Creek

Oakley Pirkle Road ↗





PRELIMINARY PLAT

REEVES COURSE

Property Information

| | |
|----------------------|---|
| Subdivision Name | Reeves Course |
| Location/address | Old Belair Road |
| Development Acreage | 24.20 acres |
| Number of lots/units | 50 (2.07 lots/acre) |
| Zoning | R-2 RCO(Single-family residential with a residential cluster overlay) |
| Engineer/Surveyor | Bluewater Engineering |
| Commission District | District 3 (Ford) |
| Recommendation | Tabling to June 7, 2007 at the Petitioner's Request |

Summary and Recommendation

BSR Investments, seeks preliminary plat approval for Reeves Course located on Old Belair Road. The plans call for 50 lots on 24.20 acres for a density of 2.07 lots per acre. The property is zoned R-2 RCO (Single-family residential with a residential cluster overlay). The subdivision was reviewed by staff and was found to have several deficiencies for stormwater, NRCS, engineering, and water utility. The civil engineer is revising the plans, but at the time this report was written, staff had not received a resubmittal to review. Additionally, a flood study is being performed to determine floodplain location. Engineering staff cannot approve the plans until the results of this study are sent to the County Engineer for review. Because of this, the applicant has requested to table this item to June 7, 2007.

Staff recommends **tabling to June 7, 2007 at the request of the petitioner.**

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from RA to R-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 40 Parcel # 003 & 006A
Address 405 Old Louisville Road Acreage 131.56
Road Frontage 381.06 feet on the North/South/East/West (circle one) side of
Louisville Road. Property is approximately 2,186 feet from the
intersection of Carole Road. The attached plat for the
property was prepared by Jerry Patrick Ward, RLS and dated October 2, 2006

PROPOSED USE:

If approved, the property will be used for the following purposes:

Residential Subdivision with minimum lots of 1.5 Acres.

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Team Excavating Company APPLICANT: Team Excavating Company
ADDRESS: P.O. Box 366 ADDRESS: P.O. Box 366
CITY: Wrens, GA ZIP: 30833 CITY: Wrens, GA ZIP: 30833
PHONE #: 706-678-1697 PHONE #: 706-678-1697

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

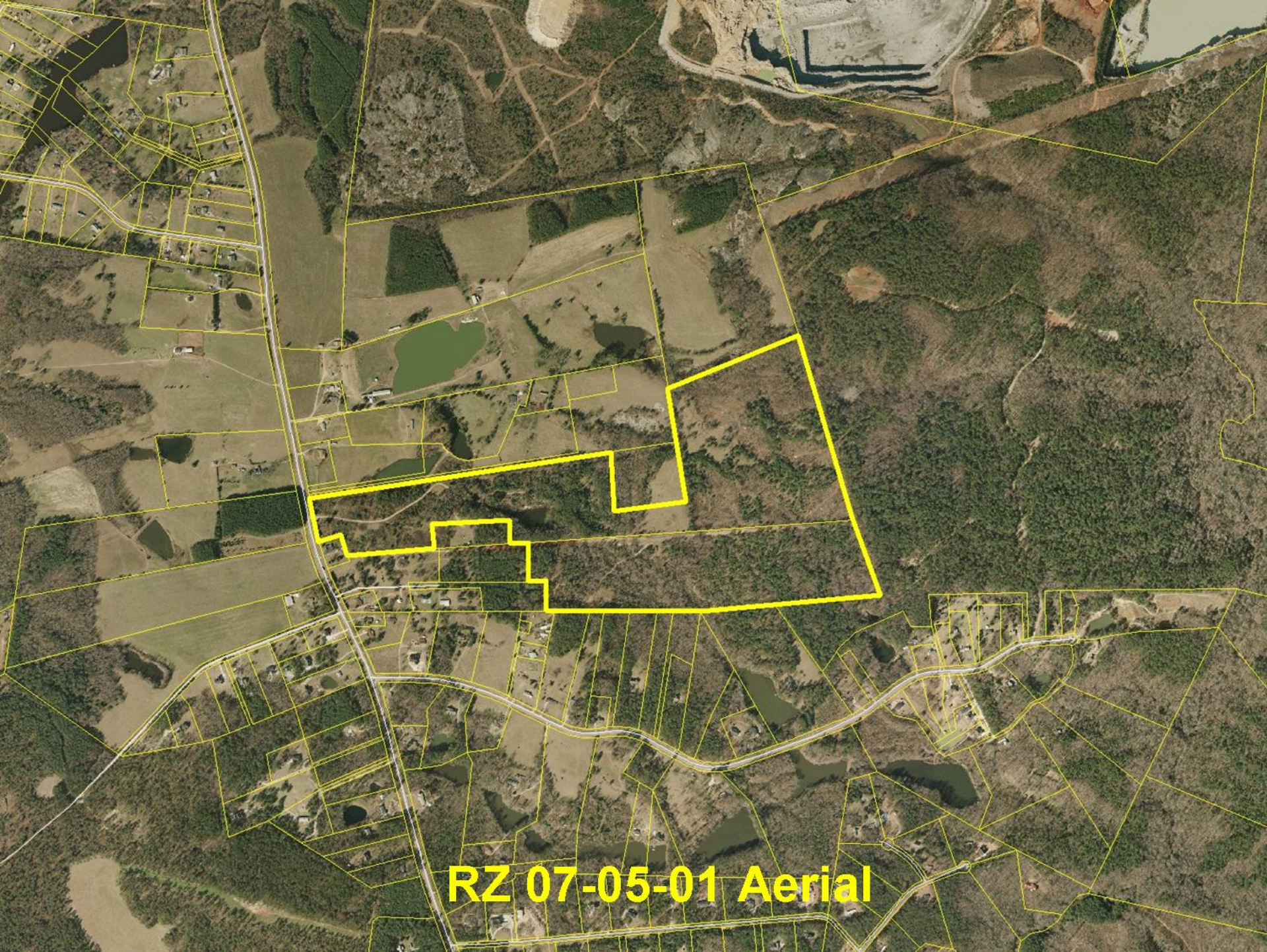
Subscribed and sworn to before me on 30 day of March 2007
By: [Signature] Notary Public

My Commission Expires 2/9/08

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 03/20/07
Public Hearing Date: 5/3/07
File # R207-05-01



RZ 07-05-01 Aerial



REZONING

May 3, 2007

FILE: RZ 07-05-01

R-A to R-1

| Property Information | |
|----------------------------|----------------------------------|
| Tax ID | Tax Map 040 Parcels 003 and 006A |
| Location/address | 405 Old Louisville Road |
| Parcel Size | 131.56 +/- acres |
| Current Zoning | R-A (Residential Agriculture) |
| Existing Land Use | Undeveloped Residential |
| Future Land Use | Low Density Residential |
| Request | R-1 (Single Family Residential) |
| Commission District | District 4 (Anderson) |
| Recommendation | Disapprove |

Summary and Recommendation

Team Excavating, owner and applicant, requests the rezoning of 131.56 acres located on Louisville Road from R-A residential agriculture to R-1 single family residential. The applicant submitted a site plan that proposes to develop the site as a single family subdivision of 66 lots ranging in size from 1.5 acres to 2.72 acres. Nevertheless, rezoning the property to R-1 would allow lots as small as 40,000 square feet when not served by public sewer. The R-A zoning district, by contrast, requires a minimum lot size of 2.5 acres.

The property is surrounded on all sides by R-A zoning, and there is no denser residential zoning within 1.5 miles of this property. Therefore, the rezoning of this property to R-1 would be a clear case of spot zoning unless the case could be made that not only this property but other R-A properties in close proximity could be zoned R-1. Staff does not believe this argument to justify R-1 zoning can be made.

The frontage along Lewiston Road is not served by public utilities, and it remains very low density and basically agricultural. In addition, the property is located in a portion of the county that is designated by the 2006 Growth Management Plan (GMP), as a rural character area. As such, very low density residential and agricultural uses are more appropriate in order to retain this character. Finally, while public water is available, public sewer is not. Recent developments have experienced significant problems with getting adequate septic systems on lots less than one acre.

Staff has been in close contact with the applicant and their civil engineer, and believes that the applicant may amend their application to request a Residential Cluster Overlay (RCO) within the existing R-A zoning district. The property is encumbered by approximately 20 acres, (15.2%) of wetlands, and staff believes that there is some merit to consideration of an RCO. However, to date



REZONING

May 3, 2007

FILE: RZ 07-05-01

R-A to R-1

the applicant has not resubmitted an appropriate site plan. As a result, staff recommends disapproval of the current zoning request.

Staff recommends **disapproval**.

Interdepartmental Review Conditions

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Onsite detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE. Greater than 50% of each lot must be outside the floodplain.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on Louisville Road.
7. A deceleration lane dimensioned for the posted speed limit on Louisville Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Construction and Maintenance: Engineering to approve access and required configuration.

Water and Sewer: Owner/Developer is responsible for all costs to extend water lines.

Health Department: It is recommended that the applicant/developer considering subdivision development obtain at least a preliminary soil study from a certified soil classifier, registered engineer, or registered geologist prior to developmental improvements (GA DHR onsite sewage manual – page C-16)

Storm Water: Permanent drainage and utility easements are required.

Comments

Water and Sewer: County water is available on a ten inch line on Louisville Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are no future plans for sewer extension.



REZONING

May 3, 2007

FILE: RZ 07-05-01

R-A to R-1

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: There are no active projects in the area.

Health Department: Applicant/Developer must contact the Health Department. According to the water and sewer department, there is currently no sewer at the proposed location. The Health Department cannot recommend approval until soil investigation requirements stated in the GA DHR onsite sewage manual are met.

Sheriff: This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type crimes. Depending on the location of the entrance/exit, this project may require deceleration lanes. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

| Criteria Point | Comment |
|---|--|
| Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property. | The request is not consistent with surrounding zoning and use patterns. |
| Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. | The request could adversely affect the nearby neighborhood or properties by introducing an overall density that is inconsistent with neighboring development. |
| Whether the zoning proposal is compatible with the purpose and intent of the GMP. | The proposal is not compatible with the purpose and intent of the GMP. |
| Whether there are substantial reasons why the property cannot or should not be used as currently zoned. | The properties could be used as currently zoned. |
| Whether the proposal could cause excessive or burdensome use of public facilities or services. | The proposal will not cause excessive or burdensome use of public facilities or services. |
| Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties. | The proposal is not supported by new and changing conditions not anticipated by the GMP. Additionally, the proposal is not reflected by existing zoning of surrounding properties. |



REZONING

May 3, 2007

FILE: RZ 07-05-01

R-A to R-1

Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.

This request does not meet this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 77A Parcel # 023
Address 516 Old Evans Road, Evans, GA 30809 Acreage 0.57
Road Frontage 130.6 feet on the North/South/East/West (circle one) side of
Old Evans Road. Property is approximately 550 feet from the
intersection of Washington Rd & Old Evans Road. The attached plat for the
property was prepared by Walter Arlin Bell and dated August 25, 1976

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail Business - Dancewear & Dance shoes - 70% child/30% adult

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: John Stewart APPLICANT: Spirit Dancewear Inc. Elizabeth Creasy
ADDRESS: 516 Old Evans Road ADDRESS: 248 Bobby Jones Exp.
CITY: Evans, GA ZIP: 30809 CITY: Martinez, GA ZIP: 30907
PHONE #: 706-651-6139 PHONE #: 706-855-0711
Fax: 706 651-6680

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

John Stewart
Owner's Signature

Elizabeth Creasy
Applicant's Signature

Subscribed and sworn to before me on 29 day of March 2007
By: Nicholas W. Dumas Notary Public

NOTARY PUBLIC, RICHMOND COUNTY GEORGIA
MY COMMISSION EXPIRES AUGUST 18, 2007

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 3/29/07
Public Hearing Date: 5/3/07
File # _____



EVANS MILL DR

EVANS MILL CIR

EVANS RD

OLD

RZ 07-05-03 Aerial



REZONING

May 3, 2007

FILE: RZ 07-05-03

R-2 to C-1

| Property Information | |
|----------------------------|---------------------------------|
| Tax ID | Tax Map 077A Parcel 023 |
| Location/address | 516 Old Evans Road |
| Parcel Size | 0.57 +/- acre |
| Current Zoning | R-2 (Single Family Residential) |
| Existing Land Use | Single Family Residential |
| Future Land Use | Medium Density Residential |
| Request | C-1 (Neighborhood Commercial) |
| Commission District | District 1 (Thigpen) |
| Recommendation | Disapprove |

Summary and Recommendation

John Stewart, owner, and Elizabeth Creasy, d/b/a Spirit Dancewear, applicant, request the rezoning of a 0.57 acre tract located at 516 Old Evans Road from R-2 single-family residential to C-1 neighborhood commercial. The C-1 neighborhood commercial zoning district is established to provide decentralized areas for the retail sales of goods, and for personal services which provide for the everyday necessities and conveniences of local residents. The C-1 district is for commercial use of land and structures which blend smoothly into the character of adjoining residential areas, and to exclude activities which generate perceptible light or noise, or attract traffic from outside the immediate neighborhood. Staff believes that the proposed use as a retail store for the sale of exercise and dancewear does not meet that criteria.

The adjacent properties are zoned R-2 to the north, east, and west, and P-1 to the south for property that is the site of Monel's Foundations. However, with the widening and realignment of Riverwatch Parkway, Monel's will be relocated. While the applicant's property is located within the Tier I Evans Town Center node, commercial development has not encroached within the immediate area north of Old Evans Road. There have been some rezonings in the immediate area to multifamily residential, but those uses are intended to provide a transitional buffer from the commercial areas to the west to the remaining single family residential uses found in the Evans Mill subdivision. Those rezonings are also consistent with the future land use policy of high density residential. The future land use policy of the Evans Mill subdivision, as well as those properties that front Old Evans Road is medium density residential. In addition to the applicant property, there are five additional single family residences that front Old Evans Road at the entrance to the Evans Mill subdivision. Staff is concerned that if one of these six properties are allowed to be used for commercial purposes that the remaining five will follow suit.



REZONING

May 3, 2007

FILE: RZ 07-05-03

R-2 to C-1

Staff anticipates that the properties to the south of Old Evans Road may eventually be rezoned for commercial use, but believes that the Evans Mill subdivision should retain some protection from potential commercial encroachment. Thus, staff believes that this property should remain residentially zoned at this time. One of the community issues that became part of the 2005 Columbia County Growth Management Plan is neighborhood preservation. Section 3.3 of the GMP states:

Quiet tree-filled neighborhoods are what attracted many people to Columbia County. The community voiced strong support for protecting these existing neighborhoods. Incompatible land uses, high traffic volumes, and loss of open space and tree cover are viewed by the community as a threat to the quality of life in existing neighborhoods. Strong land use planning and appropriate development regulations are needed to protect existing single family neighborhoods.

Although the Riverwatch Parkway project will have some impact on the area, current plans call for the existing Old Evans Road to remain as a two-lane residential street. Riverwatch Parkway will run parallel to the existing road, and Old Evans will terminate in a cul-de-sac at the railroad tracks east of the applicant property. Access to Old Evans will come either from its intersection with Washington Road, or at a new access from Riverwatch Parkway approximately 300 feet to the west of the subject property. With this future road configuration Riverwatch Parkway will be close to this and the other five residential properties on Old Evans Road; however, none of these six parcels will have direct access to, and therefore visibility from, Riverwatch Parkway to be prime commercial sites.

Staff recommends **disapproval** of the request.

Interdepartmental Review Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane on.
 - A deceleration lane, dimensioned for the posted speed limit on Old Evans Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.



REZONING

May 3, 2007

FILE: RZ 07-05-03

R-2 to C-1

2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Submit request to GDOT for review. Old Evans Road is on the temporary state route system and access to Old Evans Road must be reviewed by GDOT.

Storm Water: Permanent drainage and utility easements are required.

Comments

Water and Sewer: County water is available on an eight inch line on Old Evans Road. County sewer is available on an eight inch line on Old Evans Road. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. Old Evans Road will dead end at the railroad track with a cul-de-sac.

Storm Water: There are no active projects in the area.

Health Department: Should have county sewer.

Sheriff: This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. A traffic deceleration lane and center turn lane is recommended. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

| Criteria Point | Comment |
|---|--|
| Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property. | The request is not consistent with surrounding zoning and use patterns, specifically the single family residential use to the north, west, and east. |
| Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. | The request would adversely affect the nearby neighborhood or properties. |
| Whether the zoning proposal is compatible with the purpose and intent of the GMP. | The zoning proposal is not compatible with the purpose and intent of the GMP as medium density residential. |
| Whether there are substantial reasons why the property cannot or should not be used as currently zoned. | The properties can and should be used as currently zoned. Higher density residential would be appropriate as well. |



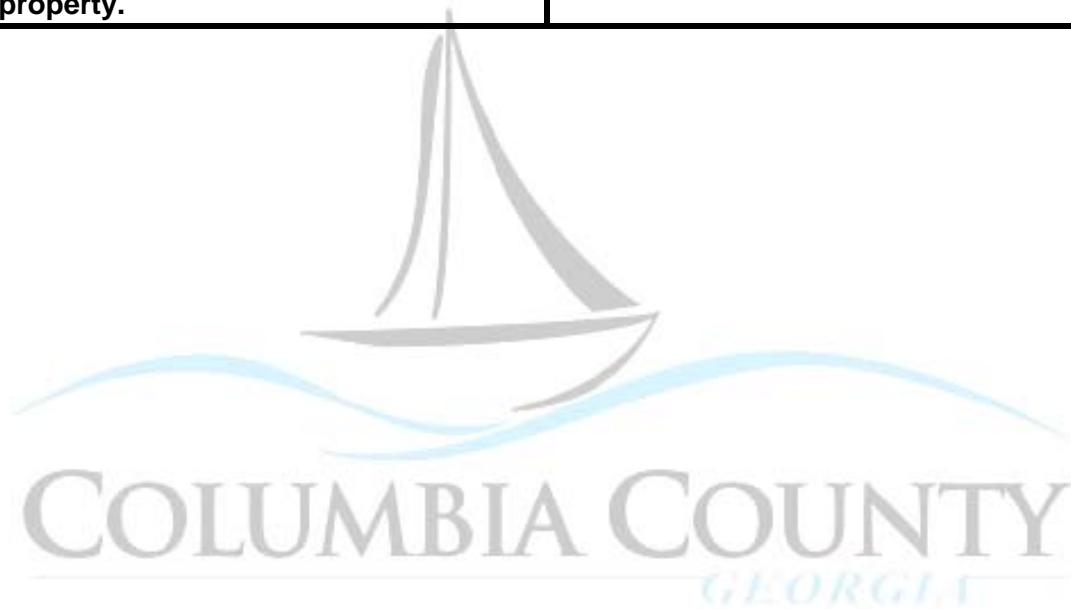
REZONING

May 3, 2007

FILE: RZ 07-05-03

R-2 to C-1

| | |
|--|--|
| Whether the proposal could cause excessive or burdensome use of public facilities or services. | The proposal will not cause excessive or burdensome use of public facilities or services. |
| Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties. | The proposal is not supported by new and changing conditions not anticipated by the GMP. Additionally, the proposal is not reflected in existing zoning of surrounding properties. |
| Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property. | This request does not meet this balance test. |



Amberley II Aerial

Lake
Cumberland
subdivision

Riverwood
Parkway

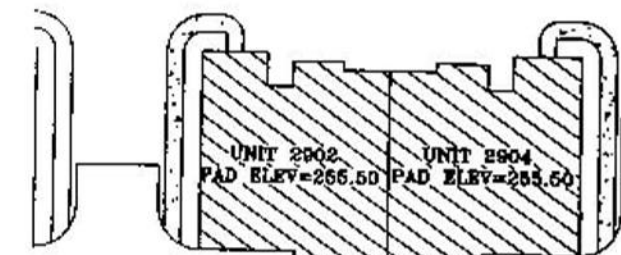
Site

Future Traffic
Circle

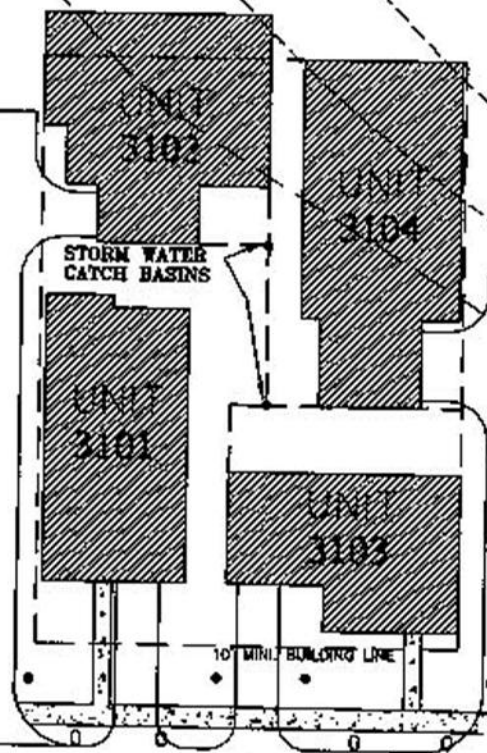
Amberley Lane



GREEN AREA



APPROVED
QUADRUPLEX



PROPOSED
DETACHED
UNITS

AMBERLEY TRAIL (50' R/W)
(MINOR SUBDIVISION)

PROPOSED DETACHED SINGLE FAMILY UNITS
AS ALTERNATE TO AMBERLY ATTACHED UNITS





PUD REVISION

AMBERLEY SECTION II REVISION

Property Information

| | |
|----------------------|--|
| Subdivision Name | Amberley II Revision |
| Location/address | Amberley Lane off of Riverwood Parkway |
| Development Acreage | 18.59 acres |
| Number of lots/units | 78 units (4.20 units per acre) |
| Zoning | PUD (Planned Unit Development) |
| Engineer/Surveyor | H&C Surveying/Bryant Engineering |
| Commission District | District 3 (Ford) |
| Recommendation | Approval with conditions |

Summary and Recommendation

The developer, Riverwood Land, LLC, seeks approval for a revision to the Riverwood PUD (Planned Unit Development) to enable a concept change for Amberley Section II. This development was originally approved in 2006 by the Planning Commission with 78 units on 18.59 acres. Since that time, the developer has asked staff to address a concept change for some of the units. This change in concept will allow four separate residential structures to be built within a defined lot in Amberley which is referred to here as a "master lot." Each structure will ultimately be on its own individual lot with further subdivision of the master lot into no more than four lots. The concept is the same concept that has been followed with the quadruplexes that have been built in the past. With the quadruplexes all four dwelling units are contained in the same building and the division of the four dwelling units occurs with ultimate division of the master lot into four separate lots occurring after construction is completed on the one building.

The proposed changes have received preliminary approval from staff, and staff has included a number of conditions below for inclusion as part of the PUD Revision approval. Those conditions are:

Departmental Conditions:

- Construction on each of the four structures may occur simultaneously or at different times. In either case certain requirements identified herein shall be stipulated prior to construction of any structure on the master lot.
- With the new concept, a maximum of four separate residential structures shall be permitted within each of the master lots in Amberley II.
- The storm drainage system and facilities for handling storm runoff shall be preplanned for each entire master lot and approved prior to issuance of permits for construction of structures on the master lot.



PUD REVISION

AMBERLEY SECTION II REVISION

- At the time a permit is requested for the first structure to be built on a master lot a determination shall be made of the portion of the drainage system and drainage facilities that shall be constructed with the first dwelling unit. It is possible the entire drainage system and its facilities will be required at the time of the initial construction. This shall be at the sole discretion of staff.
- If all dwelling units are not constructed simultaneously, adequate information on placement of other dwelling structures on the same master lot shall be provided by the developers and/or builders to establish distances between structures.
- The developer shall provide assurance to the county that a means of conveying storm runoff from impervious surfaces on the master lot sufficient to meet the building code requirements is in place.
- Private easements shall be identified along the storm drainage system to ensure each owner within the master lot can discharge storm water from his property through the system.
- The ultimate destination of storm water shall remain essentially the same as shown on the approved plan for Amberley subdivision.
- The impervious surface area shall remain substantially the same with the new concept so that the storm drainage system approved with the Amberley subdivision plan remains adequate.
- If the change in concept requires changes in the utility configurations already in place those changes shall require approval by the county.
- All building separation requirements of the building codes shall be met.

Staff recommends **Approval with conditions.**